



CASTELLACCIO II

From every single spot the panoramic views are vast and extremely beautiful, towards the towns of Piegara and Città della Pieve, the Tuscan mountain ridge that stretches from Monte Cetona to Montepulciano and the Umbrian green rolling hillsides, even on Lake Trasimeno.

PRICE	EUR 105.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Approximately 1.600 sqm of private land where approximately 350 sqm of buildings can be constructed.
RENTAL POTENTIAL	Upon purchase, Special Umbria is available to project manage the build of the entire property, including interior design and styling, for an agreed fee. On completion of the project, we would be delighted to exclusively manage the short-term holiday rental of the property, giving you a guaranteed return on your investment. Please contact us for more details.
SLEEPS	4-8
BEDROOMS	
BATHROOMS	

LOCATION GPS: 42.965821,12.105249
Scan the picture below with a
suitable smartphone or tablet
computer:



INTRODUCTION

This property is located in the rolling hills over the Medieval town of Piegara on the border between Umbria and Tuscany. The property consists of a piece of land, partly agricultural, partly buildable where one private villa or two small houses including swimming pool(s) may be built.

With other houses present on both sides of the property the location is not isolated; privacy can be easily created.

The key point of this plot is the incredible view which stretches from Tuscany to the Lake Trasimeno and, on clear days, up to Perugia too!

LAYOUT

BEDROOMS

The number, layout and design of the bedrooms can be fully decided by the buyer.

BATHROOMS

The number, layout and design of the bathrooms can be fully decided by the buyer.

KITCHEN

The number, layout and design of the kitchens can be fully decided by the buyer.

LIVINGROOM

The number, layout and design of the living rooms can be fully decided by the buyer.

OTHER ROOMS

The number, layout and design of all other rooms (like wine cellar, technical and utility areas, wardrobes, etc.) can be fully decided by the buyer.

FACILITIES

OUTSIDE

Further landscaping can be done during the buildings works. It is allowed to build a private swimming pool per single house. The telephone and electricity cable currently hanging over the property can be buried underground upon the construction project.

TECHNICAL

All utilities (electricity, mains water, sewage and GPL gas) are available. When constructing the new houses it is compulsory to realise per house at least one solar panel for the production of hot domestic water as well as to produce at least 1 Kwh of electric energy, e.g. via photovoltaic panels.

ENERGY

Class to be decided at the start of the building project

OTHER FEATURES

DIRECT ENVIRONMENT

At comfortable distance, shaded between a lot of green, is a small complex of apartments (since 1980s) as well as a small private house; both neighbouring properties are or will be fully fenced. The property is located at a local gravel road in good condition which is approximately 50 meters away from the



main asphalted road to the centre of Piegaro, which takes another 2,5 km.

PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to completion, interior and exterior design. Upon completion SpecialUmbria can offer full property management and rental services all year through for this property. You can find more information in the separate section 'Property Services' on this website.

NOTES

The asking selling price refers to the entire property in its current state as described above in this profile.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (45 km), Rome Fiumicino (190 km) and Ciampino (175 km) International Airports and Florence International Airport (165 km); nearest A1 Motorway exits are at Fabro (20 km) for Rome and exit Chiusi (25 km) for Florence; international train station of Chiusi (22 km) also hosts car rentals.

DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (45 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (105 km), Florence (145 km), Perugia (35 km), Gubbio (80 km), Todi (60 km), Orvieto (50 km), Spoleto (95 km), Montefalco / Bevagna (85 km), Deruta (50 km), Assisi (55 km) and of course Rome (170 km).

LEISURE & ACTIVITIES

Umbria offers a wide range of activities.



Please check this profile on our website for more pictures. Thank you.